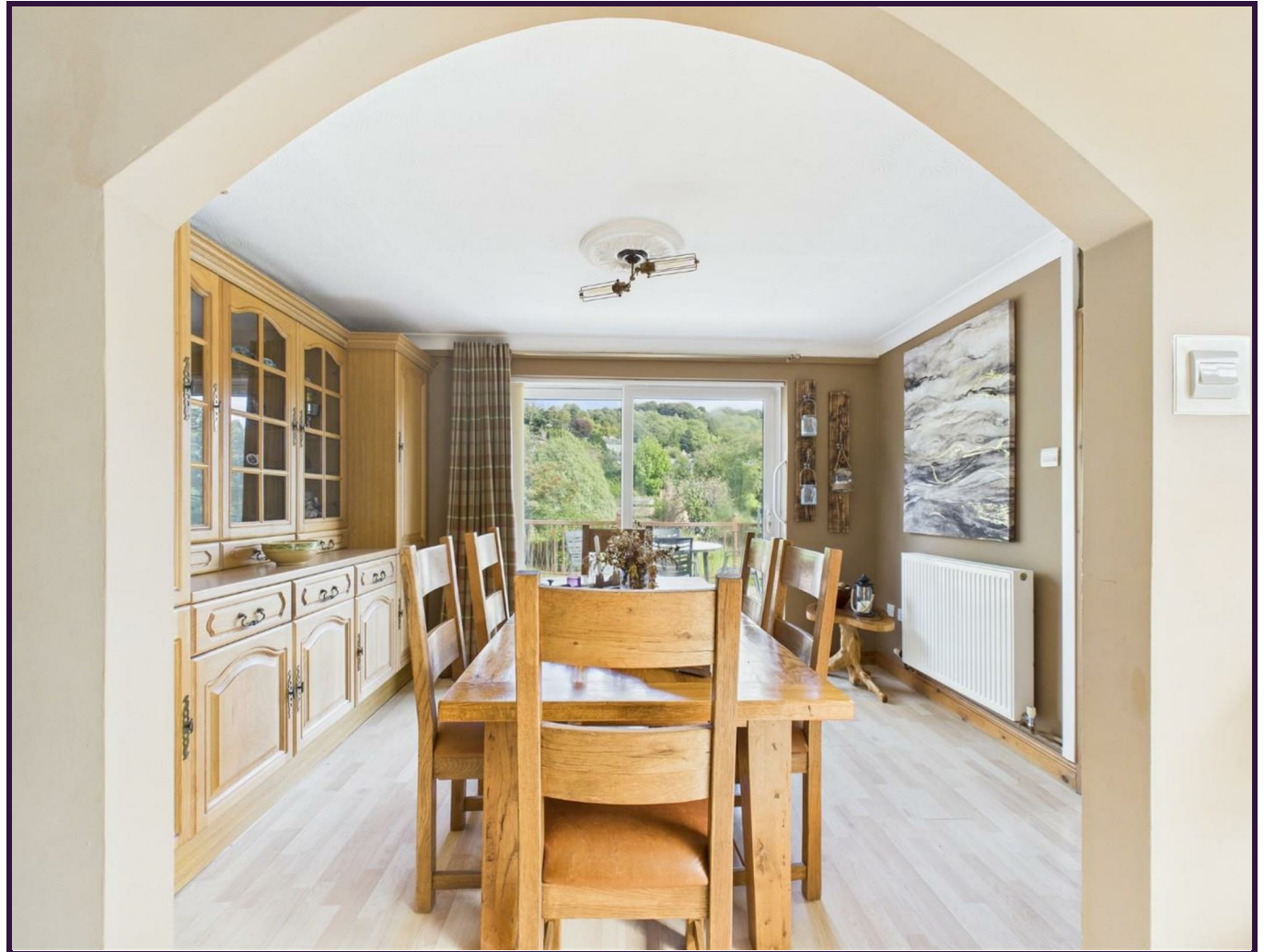




GRANT'S
OF DERBYSHIRE

1 Memorial Croft, Matlock DE4 4FW
Offers Around £410,000

We are delighted to offer For Sale, this three bedroom detached bungalow which is located just a short distance from the centre of Wirksworth Town where there is a full range of shops and local amenities. The accommodation itself comprises; entrance hallway, living room, dining room, kitchen, sunroom, balcony, shower room and three bedrooms. Outside, the rear garden offers a terrace seating area, perfect for outdoor dining, with steps leading down to a sizeable lawn. There is access around the side of the property where views extend over the surrounding countryside. To the front of the property there is a driveway providing off-road parking for at least two vehicles and a double garage. The property benefits from gas central heating and uPVC double glazing throughout. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain.



Ground Floor

The property is accessed via a recently installed, part-glazed uPVC door which opens into the

Entrance Hallway 8'0" x 6'0" (2.45 x 1.83)

Providing access into the three bedrooms, shower room and living room with wood laminate flooring throughout.

Bedroom One 10'0" x 12'10" (3.06 x 3.92)

A good sized double bedroom with a large uPVC window to the front aspect.

Shower Room 6'11" x 5'5" (2.12 x 1.66)

Fitted with a three piece suite to include a walk-in thermostatic shower, a dual flush WC and a wash hand basin with vanity cupboard below. There is an obscured glass window to the side aspect and tiled flooring throughout.

Bedroom Two 13'0" x 9'9" (3.97 x 2.98)

Another good sized double bedroom with both a uPVC window to the front aspect and one overlooking the balcony.

Bedroom Three 9'7" x 6'5" (2.94 x 1.98)

Perfect for a single bedroom with potential to be used as a home office. There is an internal window facing into the sunroom.

Living Room 18'0" x 12'11" (5.50 x 3.94)

A spacious reception room, accessed via the entrance hallway by a part glazed wooden door where the wood laminate flooring is continued. There is a window to the side aspect and an arched open doorway provides access into the

Dining Room 9'0" x 12'10" (2.75 x 3.93)

With fitted wooden cabinets, the wood laminate flooring continues and patio doors lead onto an outdoor terrace area. There is ample space for a dining room table and chairs.

Kitchen 8'9" x 13'3" (2.69 x 4.06)

Fitted with a range of matching wall base and drawer units, there is an integrated induction hob, extractor and a double electric oven. There is also space and plumbing for a washing machine, dishwasher and fridge/freezer. Windows to both the rear and side aspects provide amazing views over the surrounding countryside.

Sunroom 11'4" x 6'10" (3.46 x 2.10)

Accessed via the living room through a set of sliding patio doors, this room also provides access onto the

Balcony 11'6" x 9'6" (3.51 x 2.92)

Fitted with decking and a wooden balustrade, there is ample space for outdoor furniture.

Outside & Parking

To the front of the property, there is a double garage and off-road parking for two vehicles. A pathway leads from the front around to the rear of the house where there are open views over the surrounding fields. Paved steps lead down to a generously sized patio area, ideal for outdoor dining and entertaining. From the patio, further steps provide access to the lawn, as well as a route back up to the terrace.

Garage 16'4" x 15'5" (4.98 x 4.70)

A double garage with an electric up and over door.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2,303.78 per annum.

Directional Notes

From Wirksworth town centre, proceed along Harrison Drive (B5036) which becomes Cromford Road, in the direction of Matlock. From here, take a right turn onto Memorial Croft. Number 1 is located at the end of the lane on the right-hand side. Please note: While Memorial Croft can also be accessed via New Road, Number 1 is only accessible via the route described above.







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

117.1 m²
1260 ft²

Balconies and terraces

10.1 m²
109 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

